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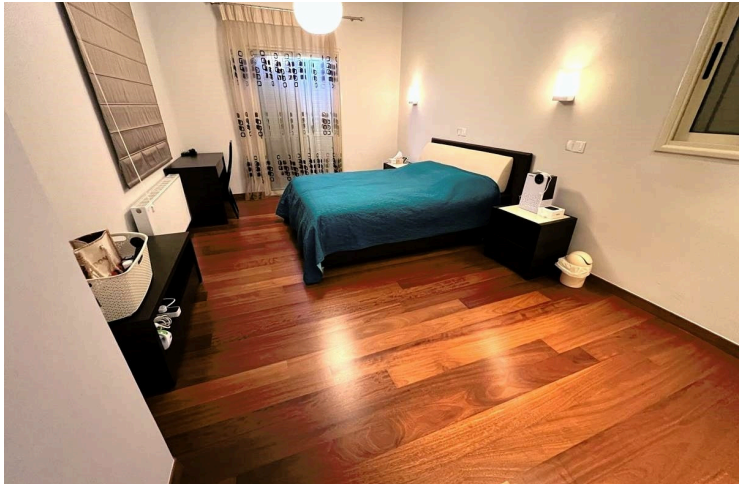
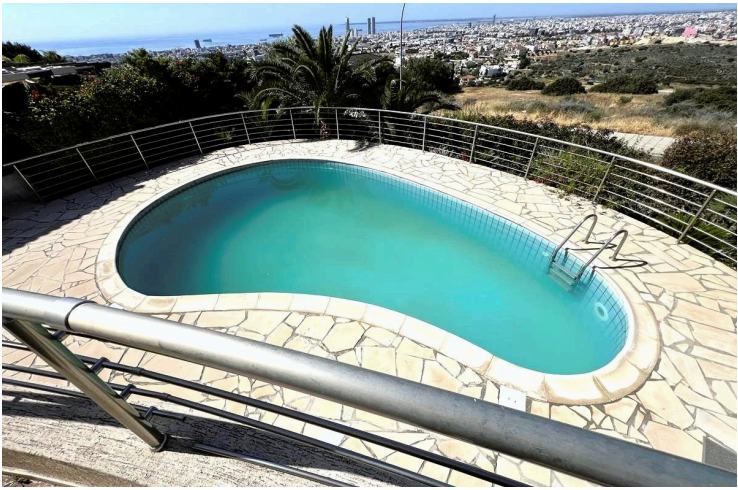
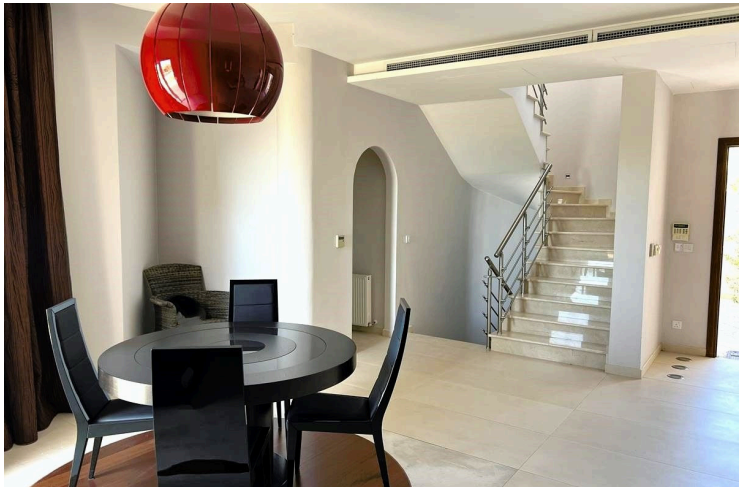
# 3-Bedroom Villa, Germasogeia, Limassol

📍 Germasogeia, Limassol

€1,300,000







# Overview

## Specifications

Bedrooms

 3


Bathrooms

 3

Covered

 222 m<sup>2</sup>

Type	Detached House
Covered veranda	18 m <sup>2</sup>
Uncovered veranda	46 m <sup>2</sup>
Basement	9 m <sup>2</sup>

Status	Resale
Year of construction	2010
Energy efficiency rating	 A

## Description

Introducing a luxurious 3-bedroom villa located in the prestigious Germasogeia area of Limassol, perfect for those seeking an elegant residence or a prime investment opportunity. Ideally positioned just 15 minutes from Limassol city center, 5 minutes from the highway, and 10 minutes from the beach, it offers both convenience and exclusivity.

The villa features a spacious living and dining area with a cozy fireplace, a separate kitchen, and a guest WC, offering a welcoming and practical layout for everyday living. Upstairs, you'll find three generously sized bedrooms, including one with an en-suite bathroom, plus an additional family bathroom. The villa also includes a basement with an extra room and a laundry area.

To enhance the luxurious lifestyle, the property boasts a private swimming pool, providing the perfect space for relaxation and leisure.

Villas Specifications:

- Covered Area: 222m2
- Covered Veranda: 18m2
- Uncovered Veranda: 46m2
- Basement: 49m2

Price: €1.300.000 (No VAT)

Contact us today to schedule a viewing!





# Additional information

## Facilities

Aircondition, Split system

Pool, Private

Heating, Split system

Storage

Parking, Covered

## Features

Alarm system

Ceiling fans

Easy access to main roads

Guest WC

Internal stairs

Luxury specifications

Open plan

Balcony

Combined kitchen and dining area

Elevated

High ceilings

Investment opportunity

Modern design

Quiet area

Bright

Easy access to highway

En suite bathroom

Indoor fireplace

Laundry room

Near amenities

Spacious rooms

